



# City of Carmel

## CARMEL PLAN COMMISSION MARCH 17, 2020 | MEETING AGENDA

**REVISED**

Time & Location: 6:00 PM, City Hall Council Chambers, 2<sup>nd</sup> Floor, 1 Civic Square, Carmel, IN 46032

Agenda:

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes
- F. Communications, Bills, Expenditures, & Legal Counsel Report
  - 1. **PC-3-17-2020-a** CRC Resolution No. 2020-03 which created a new Firehouse allocation area within the existing City Center Redevelopment Area.
  - 2. **PC-3-17-2020-b** CRC Resolution No. 2020-04 which created a new Hamilton Crossing Allocation Area within the existing 126<sup>th</sup> Street Economic Development Area.
  - 3. **PC-3-17-2020-c** CRC Resolution No. 2020-05 which created a new Brookshire Villages Shoppes Economic Development Area and Allocation Area.
  - 4. **PC-3-17-2020-d** CRC Resolution No. 2020-06 which expanded the 126<sup>th</sup> Street Economic Development Area to add a new South Pennsylvania Allocation Area.
- G. Reports, Announcements & Department Concerns
  - 1. **Outcome of Projects at Committees:**
    - a. **Commercial Committee**
      - i. Docket No. 20010009 ADLS Amend: Brookshire Plaza – Façade and Site Improvements – **TABLED to March 31, 2020**
      - ii. Docket No. 20010014 ADLS Amend: Geico – North parking expansion – **Approved with Conditions**
      - iii. Docket No. 19090024 DP Amend/ADLS Amend: Carmel Health and Wellness Complex – **Approved with Conditions**
    - b. **Residential Committee – Cancelled due to no items to review**
- H. Public Hearings
  - 1. **TABLED INDEFINITELY – Docket No. 19110020 DP/ADLS: Gramercy East**  
~~The applicant seeks site plan and design approval for 3 new apartment buildings and future townhomes on 22.9 acres. The site is located at the southeast corner of City Center Dr. and Kinzer Ave. in the Gramercy Development. The site is currently zoned Gramercy PUD, Z 493-06. Filed by Nelson & Frankenberger, LLC on behalf of Buckingham Properties.~~
  - 2. **TABLED INDEFINITELY - Docket No. 19120002 PUD: Jackson's Grant Village PUD Rezone**  
~~The applicant seeks approval for a new PUD/Planned Unit Development in order to develop a mixed-use neighborhood. The site is located at the northwest corner of 116<sup>th</sup> St. and Spring Mill Rd. It is zoned S-2/Residential within the West 116<sup>th</sup> Street Overlay. Filed by Steve Hardin of Faegre Drinker Biddle & Reath, LLP, on behalf of Republic Development.~~

3. **TABLED INDEFINITELY - Docket No. 19120006 PP: Legacy Townhomes– Primary Plat Docket No. 19120007 ADLS: Legacy Townhomes– ADLS**  
The applicant seeks primary plat and site & architectural design approval for 146 lots (single family attached) on 12 acres. The site is located south 146<sup>th</sup> Street and west of Community Drive. It is zoned Legacy PUD/Planned Unit Development (Z-501-07). Filed by Jim Shinaver of Nelson and Frankenberger on behalf of Lennar Homes of Indiana.
4. **TABLED INDEFINITELY - Docket No. 19120008 PUD: 146<sup>th</sup> and Monon PUD Rezone**  
The applicant seeks approval to rezone 1.26 acres to PUD/Planned Unit Development in order to develop 15 townhomes. The site is located along the south side of 146<sup>th</sup> St. between the Monon and Rolling Hill Dr. It is zoned R-1/Residential within the Monon Overlay Natural Section. Filed by Jim Shinaver of Nelson and Frankenberger on behalf of Estridge Development Management, LLC.
5. **TABLED INDEFINITELY - Docket No. 20010004 DP Amend/ADLS Amend: Porkopolis Distillery Expansion**  
The applicant seeks site plan and design approval for a 3,400 sq. ft. building addition to the existing restaurant. The overall site is 3.98 acres in size. It is located at 9802 N. Michigan Road and is zoned I-1 within the US 421 Overlay zone. Filed by Eric Gleissner of Civil Site Group, Inc. on behalf of the owner.
6. **TABLED INDEFINITELY - Docket No. 20010010 Z: Kirk Property C2 Rezone**  
The applicant seeks to rezone 9 parcels, including addresses 12345, 12415, 12425 Old Meridian Street and 1185 West Carmel Drive, from the UC/Urban Core District and UR/Urban Residential District to the C-2/Mixed Use District. The site is generally located at the southeast corner of Old Meridian Street and Carmel Drive. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.
7. **TABLED INDEFINITELY - Docket No. 20010015 DP/ADLS: Extra Space Storage**  
The applicant seeks site plan and design approval for a new 3-story (40'), 59,650 gross square foot storage facility building, to replace the existing 1-story storage building. The site is 0.91 acres in size. It is located at 147 West Carmel Drive. It is zoned I-1 and is located within the Range Line Road Overlay zone. Filed by Jim Adams of Adams & French Property, LLC.
8. **TABLED INDEFINITELY - Docket No. 20020011 PPA: Troy Estates, Plat Amendment**
9. **Docket No. 20020012 W: Troy Estates, Open Space Waiver, 25% Open Space Required, 23% Requested**
10. **Docket No. 20020015 CA: Troy Estates, Commitment Amendment**  
The City of Carmel seeks approval for a primary plat amendment, design standards waiver, and commitment amendment in order to add a new lot to Troy Estates Subdivision to preserve the historic home on the property. The site is located at 4026 W 141<sup>st</sup> Street and 4100 W 141<sup>st</sup> Street. The site is currently zoned S-2/Residential. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

- I. Old Business
- J. New Business
- K. Adjournment